



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MANPREET SINGH AND MANJEET KAUR SAINI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 74, Plan M-1298 municipally known as **15 OCEAN AVENUE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard;
2. To permit an interior side yard setback of 0.16m (0.52 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit 0.21m (0.69 ft.) of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot line.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, April 20, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 8th day of April, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

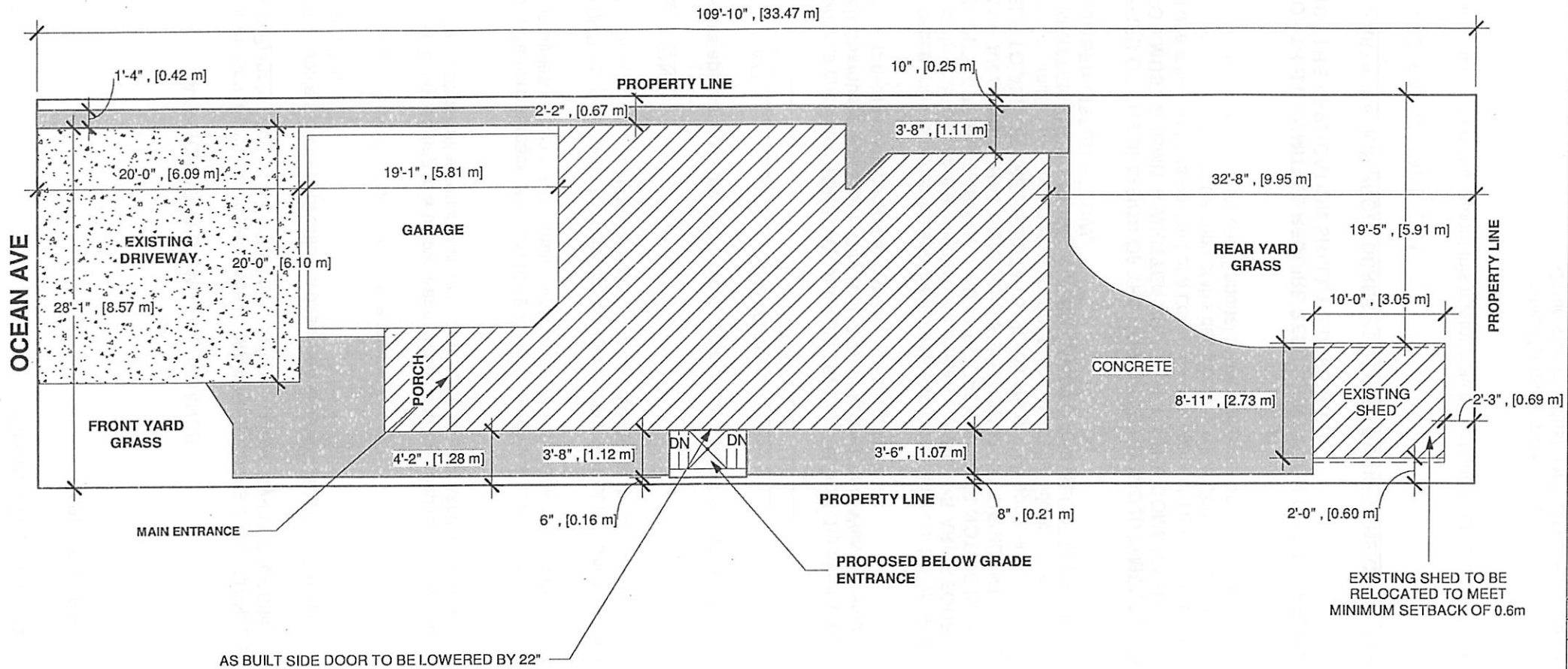
LOT : 74
15 OCEAN AVE
2 STOREY DETACHED HOUSE

MINOR VARIANCE

-TO PERMIT AN INTERIOR SIDE YAD SETBACK OF 0.16M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M;

-TO PERMIT 0.21M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE WHEREAS THE BY-LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE;

-TO PERMIT AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD WHEREAS THE BY-LAW DOES NOT PERMIT EXTERIOR STAIRWAY CONSTRUCTED BELOW ESTABLISHED GRADE IN THE REQUIRED SIDE YARD.



SITE PLAN

STAMP	
01	ISSUED FOR PERMIT
ADDRESS: 15 OCEAN AVENUE, BRAMPTON, ON	
DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER: 21R-22747	
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY BRAMPTON, ON UNIT 19 (437)-888-1800	
DATE: MAR 08/21	DWG. No.
SCALE: 1: 100	A-1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, April 15, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, April 16, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, April 16, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

April 7, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
MANPREET SINGH, MANJEET KAUR SAINI
Lot 74, PLAN M1298
A-2021-0070 – 15 OCEAN AVE
WARD 9**

Please **amend** application **A-2021-0070** to reflect the following:

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairway constructed below established grade in the required side yard;
2. To permit an interior side yard setback of 0.16m to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m;
3. To permit 0.21m of permeable landscaping adjacent to the side lot line whereas the by-law requires 0.6m of permeable landscaping adjacent to the side lot line.

Lawkhat Sandhu
April 07/21

Applicant/Authorized Agent

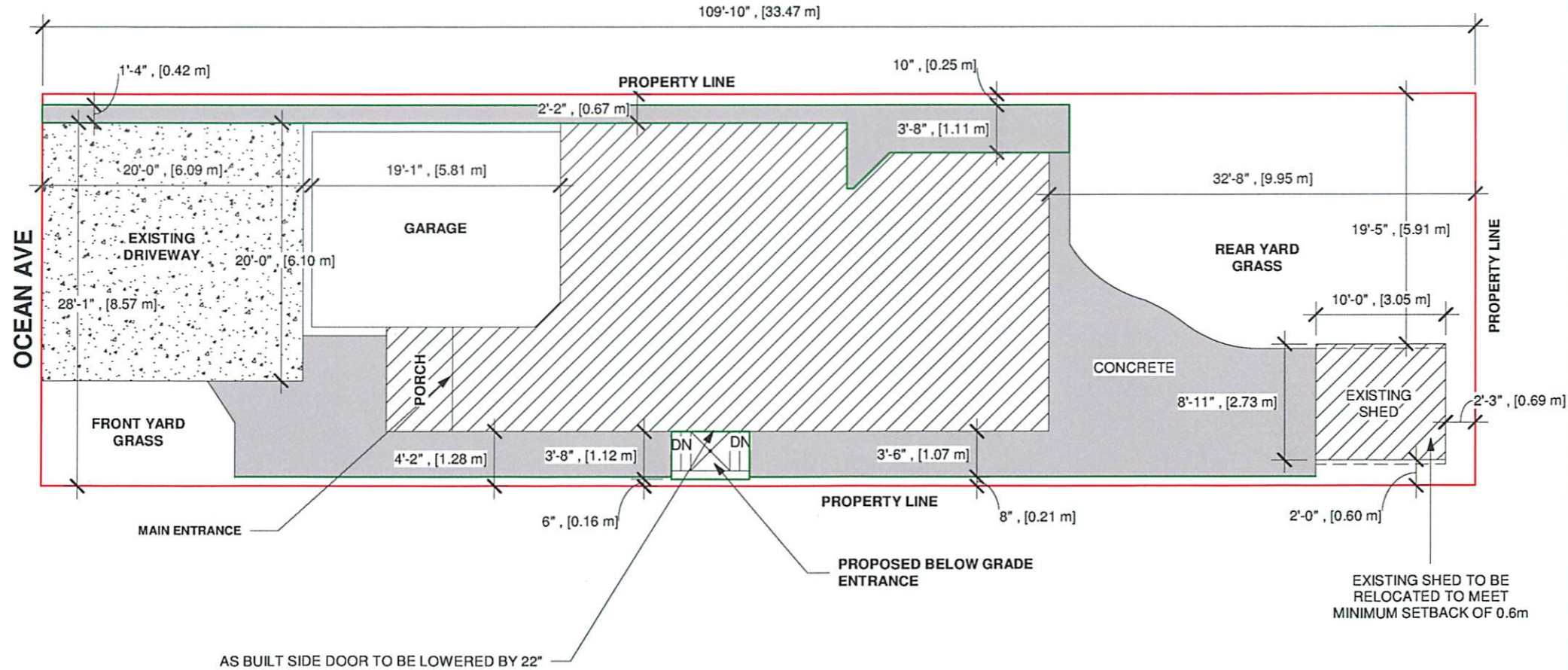
LOT : 74
15 OCEAN AVE
2 STOREY DETACHED HOUSE

MINOR VARIANCE

-TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.16M TO AN EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M;

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SITE PLAN

STAMP

01 ISSUED FOR PERMIT MAR 08/21

ADDRESS
15 OCEAN AVENUE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 21R-22747

**NOBLE PRIME
SOLUTIONS LTD**

2131 WILLIAMS PARKWAY
BRAMPTON, ON
UNIT 19
(437)-888-1800

DATE: MAR 08/21 DWG No.
SCALE: 1 : 100 A-1

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2021-0070

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** MANPREET SINGH, MANJEET KAUR SAINI
Address 15 OCEAN AVE, BRAMPTON, ON, L6R 2H6

Phone # 416-543-7392 **Fax #** _____
Email SINGH.MANPREET.COM@GMAIL.COM

2. **Name of Agent** NOBLE PRIME SOLUTIONS LTD
Address UNIT #19, 2131 WILLIAMS PKWY, BRAMPTON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email applications@nobleltd.ca

3. **Nature and extent of relief applied for (variances requested):**

TO PERMIT BELOW GRADE ENTRANCE IN SIDE YARD WITH SETBACK OF 0.16m

4. **Why is it not possible to comply with the provisions of the by-law?**

THE MINIMUM SIDE YARD SET BACK REQUIRED IS 1.2 M

5. **Legal Description of the subject land:**

Lot Number 74

Plan Number/Concession Number M1298

Municipal Address 15 OCEAN AVE, BRAMPTON, ON, L6R 2H6

6. **Dimension of subject land (in metric units)**

Frontage 8.57m

Depth 33.47m

Area 309.2 sqm

7. **Access to the subject land is by:**

Provincial Highway ☒

Municipal Road Maintained All Year ☐

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, garage, etc.)

2 STOREY DETACHED HOUSE WITH THE AREA OF195SQM

SLED WITH THE AREA OF 8.32 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE IN THE SIDE YARD

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback

8.09m

Rear yard setback

9.95m

Side yard setback

0.87m

Side yard setback

1.28m

PROPOSED

Front yard setback

No change

Rear yard setback

No change

Side yard setback

No change

Side yard setback

0.18m

10. Date of Acquisition of subject land: 28 June 2013
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2000
15. Length of time the existing uses of the subject property have been continued: 20 years

16. (a) What water supply is existing/proposed?
- Municipal

☒

Other (specify)
- Well

☐
- (b) What sewage disposal is/will be provided?
- Municipal

☒

Other (specify)
- Septic

☐
- (c) What storm drainage system is existing/proposed?
- Sewers

☒

Other (specify)
- Ditches

☐
- Swales

☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Ravkirat Sandhu

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 22 DAY OF MARCH, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, RAVKIRAT SANDHU OF THE CITY OF BRAMPTON
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF _____
Peel THIS 23rd DAY OF
March, 2021.

April Dela Cerna
A Commissioner etc.

Ravkirat Sandhu

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-751

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L Barbuto

Zoning Officer

March 23, 2021

Date

DATE RECEIVED March 23, 2021

Date Application Deemed
Complete by the Municipality _____

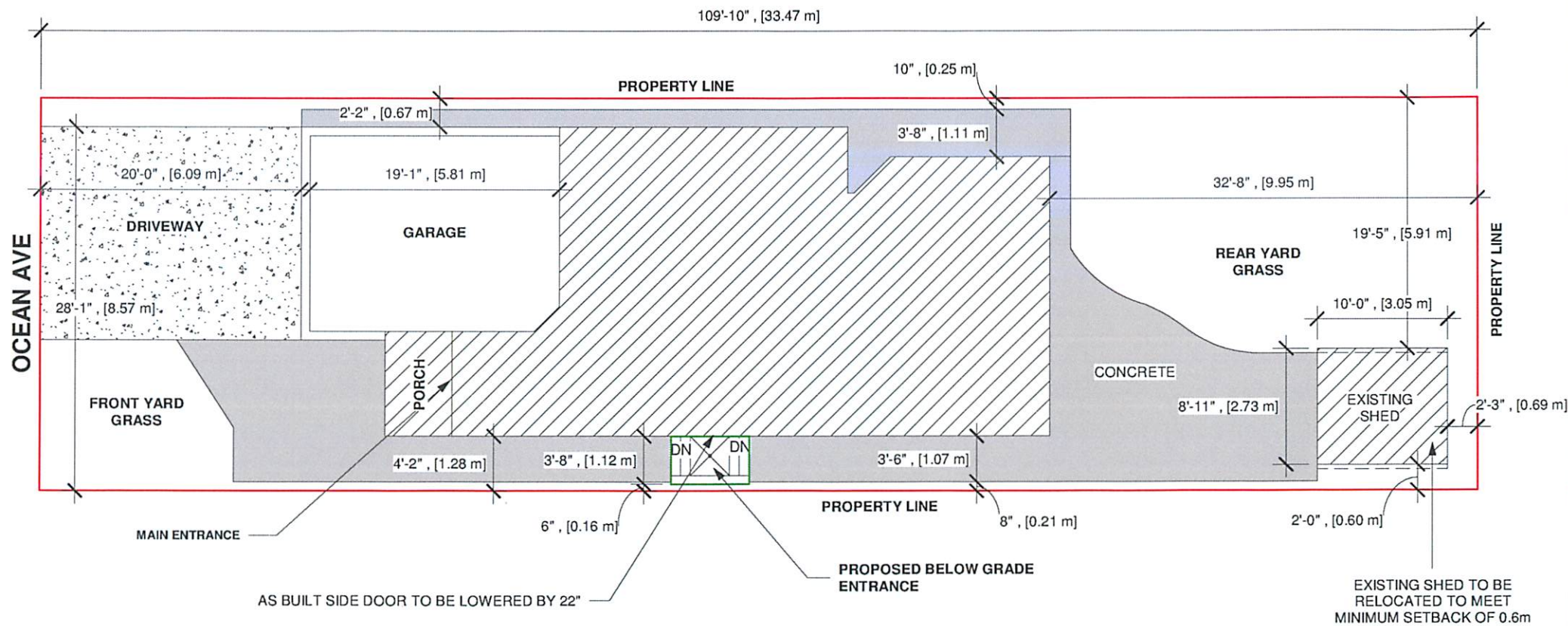
Revised 2020/01/07

April Dela Cerna,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

LOT : 74
15 OCEAN AVE
2 STOREY DETACHED HOUSE

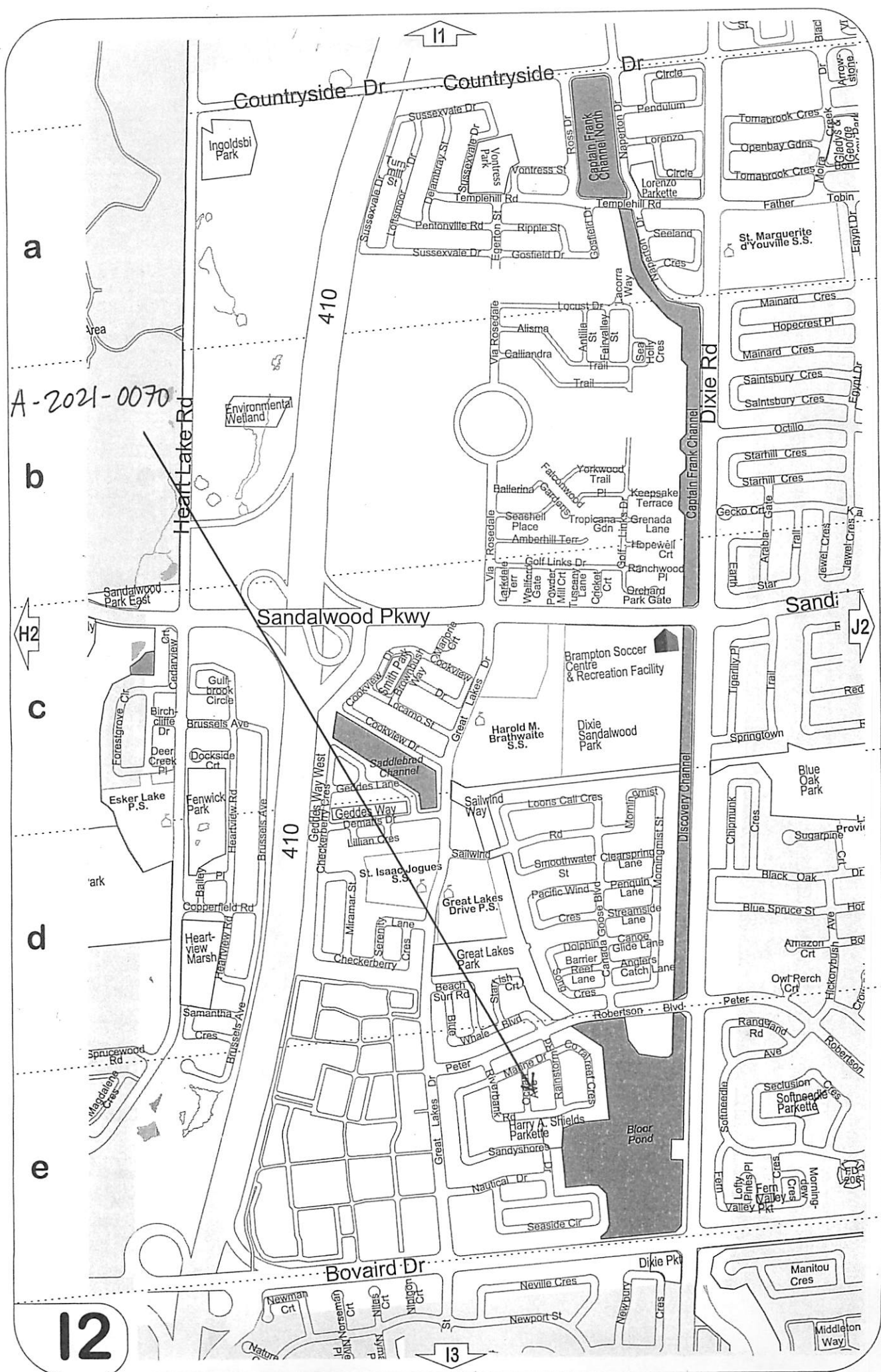
MINOR VARIANCE
-TO PERMIT BELOW GRADE ENTRANCE IN SIDE
YARD WITH SETBACK OF 0.16m

SIDE YARD SETBACK REQUIRED: 1.2m
SIDE YARD SETBACK PROVIDED: 0.16m



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